

Yadkin Valley Bank Home Affordable Foreclosure Alternative (HAFA) Matrix

All servicers that have signed agreements with the U.S. Department of the Treasury (Treasury) to participate in the Home Affordable Modification Program (HAMP) must consider eligible borrowers who do not qualify for HAMP for other foreclosure prevention options including Home Affordable Foreclosure Alternatives (HAFA) which includes short sale and deed-in-lieu. However, each servicer has some discretion in determining additional eligibility criteria and certain program rules. In order to assist borrowers and their representatives in understanding any unique components of a servicer's HAFA Policy, Treasury, has developed this HAFA Matrix. The summary information in this matrix is prepared solely by Yadkin Valley Bank and does not represent any determination by the Treasury as to the servicer's compliance with the Treasury's policies and guidance for HAFA. Treasury does not endorse any language or policy described in this matrix. Any questions regarding the information contained in this matrix should be directed solely to Yadkin Valley Bank.

	Last Updated: 01/28/2013
ELIGIBILITY	List HAFA basic eligibility and any servicer/investor specific requirements including any limitations based on:
REQUIREMENTS	Borrower must be evaluated for HAMP and not offered the program due to requirements.
	Must be first lien mortgage originated on or before January 1, 2009
	· Owner occupied, one to four unit property (one unit which is borrower's principal residence)
	Not vacant or condemned
	Documented financial hardship evidence by signed hardship affidavit or RMA
	Pending foreclosure sale
	Must follow investor or Mortgage Insurance requirements
	All subordinate lien will be released from liability
	· Must be received and executed by December 31, 2013

DOCUMENTATION	List all HAFA and servicer/investor specific document requirements including those for:		
REQUIREMENTS			
	Preapproved Short Sale		
	 Hardship Affidavit (including Dodd Frank Certification/Request for Mortgage Assistance (RMA)) 		
	Short Sale Affidavit		
	Evidence of residency		
	Dodd Frank Certification (tenant or non-borrower)		
	Subordinate lien documentation		
	Form of income verification, if required		
	Request for Short Sale Approval when Submitting an Executed Sales Contract that has not been Preapproved		
	Same documents as preapproved short sale plus :		
	 Accepted purchase contract Other offer documents or subordinate lien information Imminent Default – List any additional income or asset verification requirements for current borrowers at risk of imminent default. 		
		VALUATIONS	Establishing Property Value -We will require a Broker Paid opinion or Appraisal for all portfolio HAFA requests. All sold loans will follow investor or MI guidelines
			<u>Disputed Valuations</u> – Any disputed property values will be handled by Special Assets
• We require the dispute to be in writing with at least 2 additional comparisons of sold properties within 10 miles of			
subject.			
• Contact Angela Fulton, PO BOX 4366, Greensboro, NC 27404			
• Estimate evaluation timeframe is 14 business days			
Property values will be reevaluated every 90 days.			
Price Reduction Review During Marketing Period —List price will be reviewed during the marketing period and any			
formal price reduction strategy will be handled on a case by case basis.			
PAYMENTS DURING	Payments will be required monthly not to be greater than 31% of the current verified Debt to income.		

MARKETING PERIOD	
PERIOD	
DEED-IN-LIEU	Deed-In-Lieu – Property must have been listed a minimum of 6 months before a Deed-In-Lieu will be considered Title
POLICY / SPECIAL	must be clear and marketable. Borrower must vacate home with 60 days from Deed- In-Lieu agreement.
PROGRAMS	
AVERAGE TIMELINES	Hardship Affidavit, Dodd Frank Certification, 4506-T, documented evidence of income
	Eligibility Review to Issuance of SSA will be performed by Special Assets and Angela Fulton
	Borrower return of SSA within 14 days of issuance
	• The Short Sale Agreement will be in effect for 120 days from the Short Sale Agreement effective date with the option
	to extend for a term of 12 months at Servicer discretion
	• The purchase contract should be sent to Angela Fulton at PO BOX 4366, Greensboro, NC 27404 within 15 business
	days of signing.
	Servicer will approve Purchase contract with 15 days of receipt.
CONTACT	Angela Fulton
INFORMATION	PO BOX 4366
	Greensboro, NC 27404
	336-258-3027
	Angela.fulton@yadkinvalleybank.com

Servicer Disclaimer – Information on this matrix is subject to change. Always contact Yadkin Valley Bank for questions about any requirements not listed in the matrix.